

LOCUS NOT TO SCALE

CURRENT OWNER

499 EAST MAIN, LLC
P.O. BOX 528
PORTSMOUTH, RI 02871

TITLE REFERENCE:

DEED BK.1801/PG.0020

SITE LOCATION:

499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND

ASSESSORS REFERENCE:

MAP 113 PARCEL 27

NOTES:

- EXISTING CONDITIONS INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ON JUNE 29, 2021.
- ELEVATIONS ARE REFERENCED TO NAVD83.
- THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF MIDDLETOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445401 0083 J (MAP REVISED SEPTEMBER 4, 2013)
- THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJUTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS
- EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INADEQUATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE - OTHER PERMITTED USE)		
REGULATION	REQUIREMENT	EXISTING
MIN LOT AREA	40,000 SQ FT.	51,115± SQ FT.
LOT FRONTAGE	150 FT (300 FT.)	217.6 FT
FRONT SETBACK	10 FT.	118.5 FT
SIDE SETBACK	35 FT	18.2' (EXISTING)
REAR SETBACK	50 FT	N/A
MAX BUILDING HEIGHT	35 FT.	-
MAX LOT COVERAGE	35%	7.6%

* EXISTING STRUCTURE IS NON-CONFORMING IN REGARDS TO SIDE SETBACK REQUIREMENTS

TRAFFIC SENSITIVE COMMERCIAL OFFICE BUSINESS (OBA) ZONING DISTRICT (ZONING USE - OTHER PERMITTED USE)	
REGULATION	REQUIREMENT
RESTAURANT (EXISTING BLDG.) = 1 SPACE /3 OCCUPANCY	40 OCCUPANCY/3 = 13 SPACES 2 SPACES (STAFF)
OFFICE (EXISTING BUILDING) = 3 SPACES / 1,000 GSF	(2,787 GSF / 1,000) x 3 = 9 SPACES
TOTAL	= 24 SPACES PROPOSED 24 SPACES

SEE BELOW

LEGEND

- AIR CONDITIONING UNIT
- BUSH/SHRUB
- CLEARDIRT
- DOWNSPOUT
- FENCE (CHAIN LINK)
- FLOOD LIGHT
- IRRIGATION CONTROL VALVE
- LANDSCAPED AREAS
- LIGHT POST
- SEWER MANHOLE
- SIGN
- SPOT ELEVATION
- UTILITY POLE
- WATER GATE
- WATER METER PIT
- UNDERGROUND PROPANE TANK COVER
- UNDERGROUND DRAIN
- UNDERGROUND GAS SERVICE
- UNDERGROUND WATER SERVICE

NO	DATE	DESCRIPTION	APPROVED

DATE	MAY 10, 2018
DRAWN BY:	SJE
COMPS BY:	SJE
CHECK BY:	MER
PROJECT NO	18005
ISSUED FOR	PERMITTING

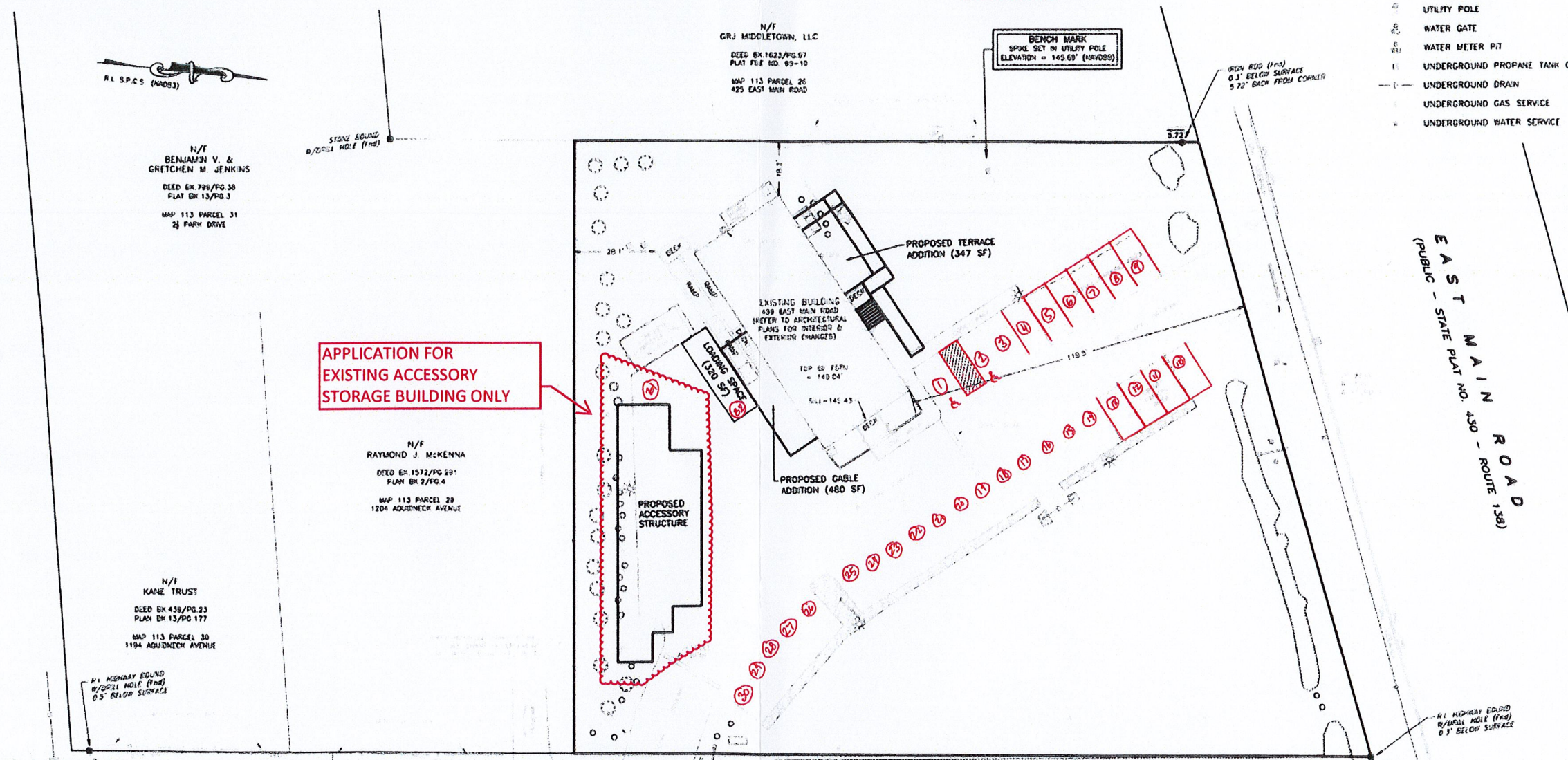
PREPARED FOR
CCE DEVELOPMENT, LLC.

SITE PLAN
499 EAST MAIN ROAD
MIDDLETOWN, RHODE ISLAND
ASSESSORS MAP 113, PARCEL 27

DRAWING TITLE
SITE PLAN

SCALE 1" = 20'

SHEET NO
1 of 1



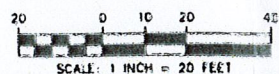
APPLICATION FOR EXISTING ACCESSORY STORAGE BUILDING ONLY

ACCESSORY STORAGE BUILDING ADAPTIVE RE-USE REQUIREMENTS

REGULATION:
ONE SPACE PER UNIT
ACCESSORY REQUIREMENT: 8 UNITS = 8 SPACES

GRANGE REQUIREMENT:
14 UNITS = 14 SPACES

TOTAL AVAILABLE PARKING = 32 SPACES



SCALE: 1 INCH = 20 FEET